

## **WISCONSIN'S HOME INVESTMENT PARTNERSHIPS PROGRAM**

The federal HOME Investment Partnerships Program (HOME) was created to help produce housing opportunities for households that earn not more than 80% of County Median Income (CMI). The Department of Commerce, Division of Housing and Community Development (DHCD) annually receives approximately \$12 million of HOME funds. DHCD HOME funds are not available in entitlement areas that receive HUD HOME funds directly which include the cities of Eau Claire, Green Bay, Kenosha, La Crosse, Madison, Milwaukee, and Racine and entitlement counties including the Waukesha/Jefferson/Washington/Ozaukee County consortia, Milwaukee and Rock.

The State of Wisconsin is providing HOME funds, through the DHCD, to local governments, housing authorities and nonprofit organizations through several different sub-programs. The State distributes these funds through a variety of decentralized approaches using formula and competitive application processes. Local sponsors in turn develop the affordable housing opportunities (for households at or below 80% of county median income) that are most needed in their respective communities.

The HOME subprograms include:

The **HOME Homebuyer and Rehabilitation Program (HRR)** works with participating local agencies across the state. HOME funds allow the agencies to make repairs that are needed to bring rental and owner occupied dwellings up to appropriate housing quality standards and to provide accessibility modifications. It also provides assistance to low-income households for the acquisition, construction and/or rehabilitation of owner-occupied homes. Funds are accessed through a request for proposal process which also includes American Dream Down-payment Initiative (ADDI) funding. **More information may be obtained by calling (608) 266-5842 or send an e-mail to [Betty.Kalschur@Wisconsin.gov](mailto:Betty.Kalschur@Wisconsin.gov)**

**Community Development Projects Program** This is a project development program that emphasizes the creation of new housing and/or economic opportunities. These opportunities can be supported by any of the Division's funding sources and may involve multiple activities, either specific to a site or to a common goal. There is a focus on projects that create additional affordable housing units. They are projects that will usually occur in conjunction with other community activities. Contacts are Sandy Herfel (608/266-2435), Jason Scott (608/261-7714), and Caryn Stone (608/267-3682) **[Caryn.Stone@Wisconsin.gov](mailto:Caryn.Stone@Wisconsin.gov)**

**Tenant Based Rental Assistance** funds several pilot projects to provide HOME rental assistance, in coordination with support services provided by the participating agency, to help homeless persons and to prevent homelessness. **More information may be obtained by calling (608) 267-6908 or send an e-mail to [Sandi.Capps@Wisconsin.gov](mailto:Sandi.Capps@Wisconsin.gov)**

Visit our Web page at <http://commerce.wi.gov/CD/CD-bfi.html>

**Wisconsin Fresh Start** provides at-risk young people with education, skills, and career direction leading to economic self-sufficiency. The Fresh Start Initiative provides participants opportunities for meaningful service in their communities while helping meet the affordable housing needs of low-income families. The program is designed to provide on-site housing construction and rehabilitation experiences for young people aged 16-24. HOME and other funds are available to eligible organizations that agree to conduct their activities in accordance with the model developed by the successful Madison based Operation Fresh Start program. **information may be obtained by calling (608) 267-2737 or send an e-mail to [Padraic.Durkin@Wisconsin.gov](mailto:Padraic.Durkin@Wisconsin.gov)**

**Rental Housing Development Program** assists Community Housing Development Organizations (CHDOs), local governments, public housing authorities, and other for profit or nonprofit organizations with funding the development of affordable rental housing. The funds must serve households at or below 60% of County Median Income (CMI). Projects receiving HOME funds are subject to rent limitations for a specified period of time. Funds may be used for acquisition, rehabilitation, and new construction activities. Application packets are available upon request and submitted under quarterly grant cycles as long as the supply of funds lasts. Contact Meryl Lesch for application submission dates at; **(608) 267-6912 or send an e-mail to [Meryl.Lesch@Wisconsin.gov](mailto:Meryl.Lesch@Wisconsin.gov)**

**For program information, contact:  
Division of Housing and Community Development  
P.O. Box 7970  
Madison, WI 53707-7970  
FAX: (608) 266-5381  
TTY: (608) 264-8777  
Web Site: <http://commerce.wi.gov/cd/cd-boh.html>**

Visit our Web page at <http://commerce.wi.gov/CD/CD-bfi.html>

